



Cheveley Park, Cheveley, CB8 9DE

**CHEFFINS**



## Cheveley Park

Cheveley,  
CB8 9DE

- 2 Bedroom Period Cottage
- Exceptional Refurbishment
- Superb Fitted Kitchen
- Contemporary Modern Bathroom
- Oil Fired Central Heating
- Character Period Property
- NO CHAIN

A truly unique renovated period cottage forming a part of a wonderful collective of individual period homes and cottages attractively situated on the outskirts of the famous Cheveley Park Stud. The cottage has been beautifully refurbished throughout and benefits from a stunning contemporary well equipped fitted kitchen and a modern bathroom suite. Additional features include 2 bedrooms and NO ONWARD CHAIN.

 2  1  1

**Guide Price £210,000**





## LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service, a primary school, post office & general store.

**ENTRANCE HALL**

with a composite entrance door, tiled flooring.

**LIVING ROOM**

15'3" x 9'1"

with a feature fireplace recess.

**INNER HALLWAY**

leading to;

**KITCHEN**

9'4" x 7'1"

A truly contemporary well equipped modern fitted kitchen comprising a range of fitted base and wall mounted cupboards, worktops with integrated feature lighting, integrated appliances comprising eye level stainless steel Bosch oven and grill with warming drawer and Bosch steam oven, integrated slimline dishwasher, fridge/freezer and combination washer/dryer, integrated 4 ring ceramic hob with stylish extractor hood over, tiled flooring, recessed spotlights.

**BATHROOM**

with contemporary bath fittings with a bath with shower over, hand basin, concealed cistern low level WC, tiled flooring, recessed spotlights.

**BEDROOM 1**

15'3" x 8'2"

**BEDROOM 2**

11'8" x 5'8"

**OUTSIDE**

The property forms part of a wonderful collective of individual period homes and cottages attractively situated in a residential area located on the outskirts of the famous Cheveley Park Stud. The cottage overlooks a courtyard shared with adjoining properties and a shared shingled roadway which is used for parking on a shared first come, first served basis.

**SALES AGENTS NOTES**

Tenure - Freehold

Council Tax Band - B

Property Type - Cottage

Property Construction - 9" solid brick and tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 624.30

Parking - Limited parking available along the communal un-adopted shared driveway.

Heating sources - Oil fired heating.


Voluntary ad-hoc contributions to the maintenance of the private un-adopted driveway shared with other residents.

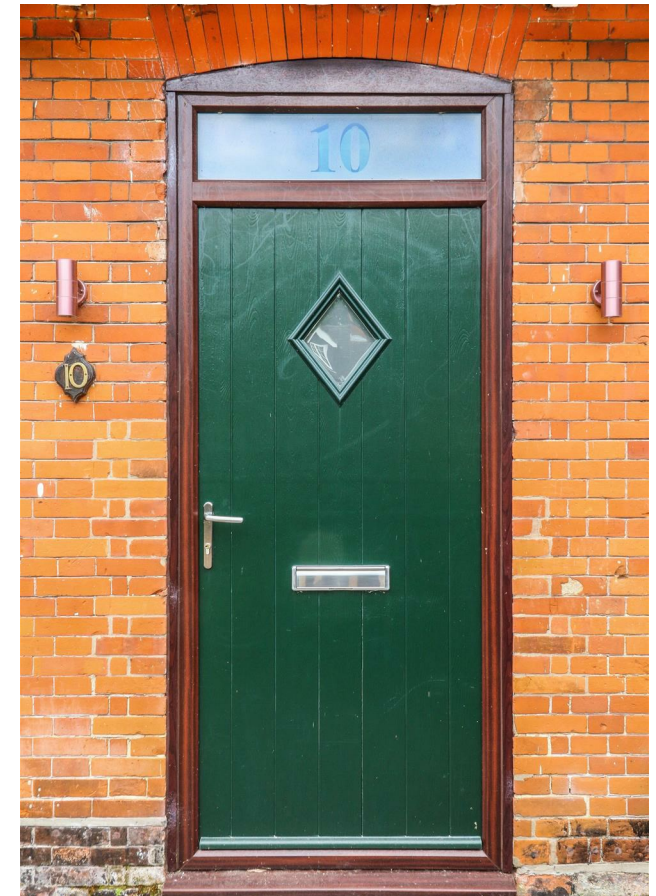
For more information on this property, please refer to the Material Information Brochure on our website.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



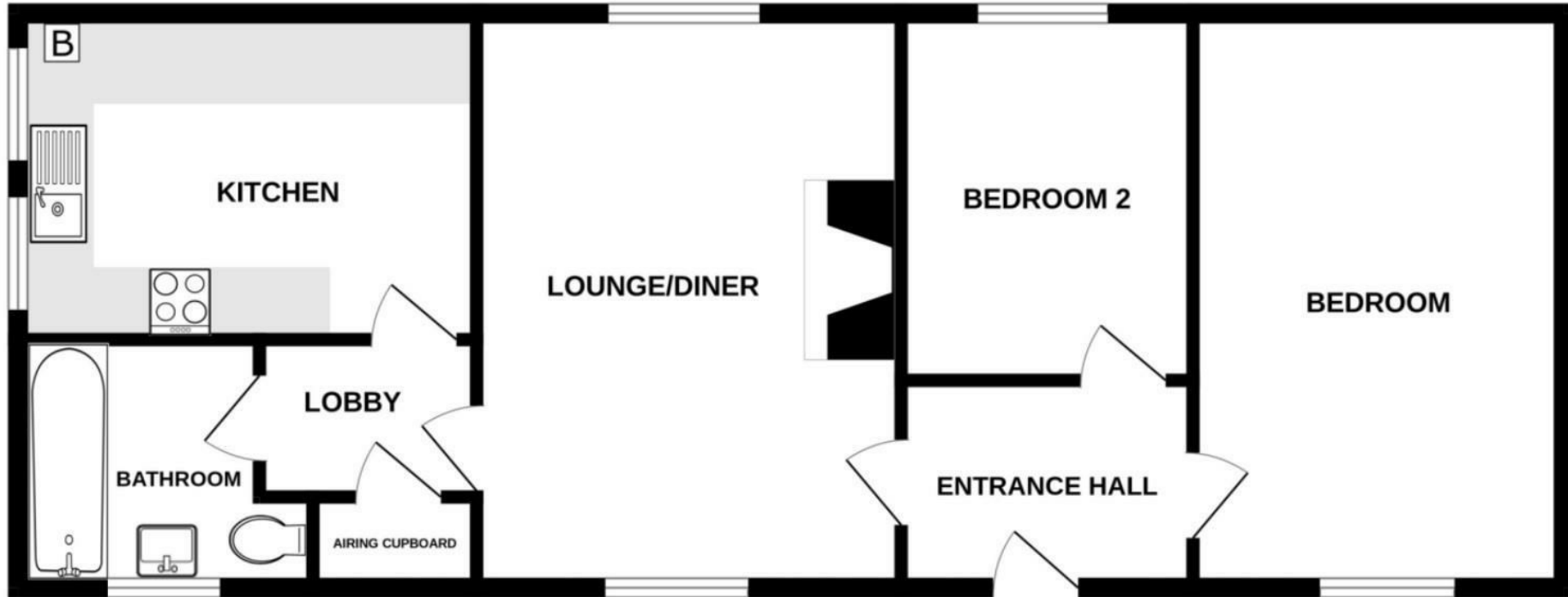
Guide Price £210,000  
 Tenure - Freehold  
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 Local Authority - East Cambridgeshire







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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